

**ESTATE AND
TRUST NOTICES**

Notice is hereby given that, in the estates of the decedents set forth below, the Register of Wills has granted letters testamentary or of administration to the persons named. Notice is also hereby given of the existence of the trusts of the deceased settlors set forth below for whom no personal representatives have been appointed within 90 days of death. All persons having claims or demands against said estates or trusts are requested to make known the same, and all persons indebted to said estates or trusts are requested to make payment, without delay, to the executors or administrators or trustees or to their attorneys named below.

FIRST PUBLICATION

**BENNICK, JAMES J. a/k/a
JAMES BENNICK**, Dec'd.

Late of the Township of Franklin.

Executrix: Victoria A. Bennick, 2804 Long Run Road, Lehighton, PA 18235.

Attorneys: Jenny Y.C. Cheng, Esquire, Cheng Law Offices, P.C., 430 Delaware Avenue, P.O. Box 195, Palmerton, PA 18071.

**JONES, WILLIAM C. a/k/a WIL-
LIAM CHRISTOPHER
JONES**, Dec'd.

Late of Albrightsville.

Administrator: Edward W. Jones, 290 North Easton Bel-

mont Pike, Stroudsburg, PA 18360.

Attorney: None.

**KONDASH, WILLIAM J., JR.
a/k/a WILLIAM KONDASH,
JR.**, Dec'd.

Late of Tresckow.

Executor: William J. Kondash, 1841 State Route 940 Hwy., Freeland, PA 18224.

Attorneys: Frank J. Skokoski, Esquire, Skokoski & DeCosmo, P.C., 165 Susquehanna Boulevard, West Hazleton, PA 18202.

PHILLIPS, RICHARD C., SR.,
Dec'd.

Late of Lehighton.

Executor: Richard C. Phillips, Jr., 245 White Oak Road, Lehighton, PA 18235.

Attorneys: Angela M. Stehle, Esquire, Law Office of Shabick & Stehle, 533 Delaware Avenue, Palmerton, PA 18071.

POGZEBA, GERALD V., Dec'd.

Late of 1660 Berwick St., Beaver Meadows.

Administrator: Gerald S. Pogzeba, 50 Jones St., Wilkes-Barre, PA 18702.

Attorney: Donald G. Karpowich, Esquire, 85 Drasher Road, Drums, PA 18222.

SNYDER, ELIZABETH, Dec'd.

Late of Lansford.

Administratrix: Elizabeth M. Trotman.

Attorneys: Susan Sernak-Martinelli, Esquire, Law Office of Susan Sernak-Martinelli, 199 North Church Street, Hazleton, PA 18201.

TASCHLER, PATRICK J. a/k/a PATRICK TASCHLER, Dec'd.

Late of 33 Pine Street, Lehigh-
ton.

Executrix: Patricia E. Taschler,
33 Pine Street, Lehigh-
ton, PA 18235.

Attorneys: Gerald F. Strubinger,
Jr., Esquire, 505 Delaware
Avenue, P.O. Box 158, Palmer-
ton, PA 18071-0158.

**SECOND PUBLICATION
BARACHIE, LARISSA ROSE
a/k/a LARISSA BARACHIE
and LARISSA BARACHIE,**
Dec'd.

Late of Jim Thorpe.

Administratrix: Ginger Ann
Barachie-Masonheimer, 609
Washington Street, Walnut-
port, PA 18088.

Attorneys: Angela M. Stehle,
Esquire, Law Office of Shab-
bick & Stehle, 533 Delaware
Avenue, Palmerton, PA 18071.

BEITLER, NANCY MARIE,
Dec'd.

Late of Jim Thorpe.

Executrix: Jennifer Elizabeth
Bascom c/o Norris McLaugh-
lin, P.A., 515 West Hamilton
Street, Suite 502, Allentown,
PA 18101.

Attorneys: Taylor R.D. Briggs,
Esquire, Norris McLaughlin,
P.A., 515 West Hamilton
Street, Suite 502, Allentown,
PA 18101.

**DANTONIO, BETHEA
JOANNE,** Dec'd.

Late of Penn Forest Township.

Administratrix: Irene C.
Dobbs c/o James R. Nanovic,
Esquire, Nanovic Law Offices,
57 Broadway, P.O. Box 359,
Jim Thorpe, PA 18229.

Attorneys: James R. Nanovic,
Esquire, Nanovic Law Offices,
57 Broadway, P.O. Box 359,
Jim Thorpe, PA 18229.

**PETRUSKA, EMILY A. a/k/a
EMILY PETRUSKA,** Dec'd.

Late of Beaver Meadows.

Co-Executors: Robert Petruska
and Diane Petruska Stahora.

Attorneys: Richard J. Maru-
sak, Esquire, Ustynoski &
Marusak, LLC, 101 West
Broad St., Suite 205, Hazleton,
PA 18201.

SELTZER, ELAINE E., Dec'd.

Late of the Borough of Par-
ryville.

Executor: Kevin R. Seltzer, 262
Centre Street, P.O. Box 36,
Parryville, PA 18244.

Attorneys: Jenny Y.C. Cheng,
Esquire, Cheng Law Offices,
P.C., 430 Delaware Avenue,
P.O. Box 195, Palmerton, PA
18071.

**WILLIAMS, BARBARA JANE
a/k/a BARBARA J. WIL-
LIAMS,** Dec'd.

Late of Jim Thorpe, Penn For-
est Township.

Executor: Richard J. Williams
c/o Joseph J. Velitsky, Es-
quire, Velitsky & Frycklund,
49 East Ludlow Street, Sum-
mit Hill, PA 18250.

Attorneys: Joseph J. Velitsky, Esquire, Velitsky & Frycklund, 49 East Ludlow Street, Summit Hill, PA 18250.

THIRD PUBLICATION
DUBOSKY, STEVEN G. a/k/a STEVEN DUBOSKY and STEPHEN G. DUBOSKY, Dec'd.

Late of Lansford.

Executrix: Arlene Ford c/o Joseph J. Velitsky, Esquire, Velitsky & Frycklund, 49 East Ludlow Street, Summit Hill, PA 18250.

Attorneys: Joseph J. Velitsky, Esquire, Velitsky & Frycklund, 49 East Ludlow Street, Summit Hill, PA 18250.

HARTMAN, JOHN H., Dec'd.

Late of the Borough of Lehigh-ton.

Executor: Daniel S. Hartman, 85 Blakeslee Boulevard, Lehigh-ton, PA 18235.

Attorneys: Jason M. Rapa, Esquire, Rapa Law Office, P.C., 141 South First Street, Lehigh-ton, PA 19235.

RYAN, EILEEN A. a/k/a EILEEN A. BRADY, Dec'd.

Late of Weatherly.

Administrator: Matthew Brady.

Attorneys: John P. Rodgers, Esquire, 1170 Highway 315, Suite 1, Plains, PA 18702, (570) 823-0101.

WADYAK, JOSEPH E., Dec'd.

Late of Summit Hill.

Executrix: Darlene M. Dietrich c/o Joseph J. Velitsky, Esquire, Velitsky & Frycklund,

49 East Ludlow Street, Summit Hill, PA 18250.

Attorneys: Joseph J. Velitsky, Esquire, Velitsky & Frycklund, 49 East Ludlow Street, Summit Hill, PA 18250.

REGISTER OF WILLS

BENNICK, JAMES J. a/k/a JAMES BENNICK; Lehigh-ton, PA; Testamentary; Jenny Y.C. Cheng, Esquire.

KEISER, JOANN MARIE a/k/a JOANN M. KEISER and JOANN KEISER; Lehigh-ton, PA; Admn.; Angela M. Stehle, Esquire.

LACHETTE, VIRGINIA S. a/k/a VIRGINIA LACHETTE; Lehigh-ton, PA; Admn. C.T.A.; Jason M. Rapa, Esquire.

McGUIRE, ROSEMARY A.; Albrightsville, PA; Testamentary; Christopher Joseph Cimballa, Esquire (Allegheny County).

LEWIS-SANCHEZ, LOUISE ANITE a/k/a LOUISE A. LEWIS-SANCHEZ a/k/a LOUISE LEWIS-SANCHEZ and LOUISE SANCHEZ; Albrightsville; Admn.; Timothy B. Fisher, II, Esquire.

SNYDER, ELIZABETH; Lansford, PA; Admn.; Susan M. Sernak-Martinelli, Esquire.

WALCK, TERESA L. a/k/a TERESA WALCK; Lehigh-ton, PA; Testamentary; Thomas S. Nanovic, Esquire.

Feb. 28

CARBON COUNTY LAW JOURNAL

SPITTLE, MICHAEL; Carbon County Clerk of Courts; 25-BOC-7113; 02/14/25; \$1,779.97
VASQUEZ, DANNY; Carbon County Clerk of Courts; 25-BOC-7123; 02/18/25; \$745.50
VASQUEZ, DANNY; Carbon County Clerk of Courts; 25-BOC-7124; 02/18/25; \$475.70
VASQUEZ, DANNY; Carbon County Clerk of Courts; 25-BOC-7125; 02/18/25; \$346.70
WESTGAGE, JAMES; Midland Credit Management; 25-CV-0350; 02/18/25; \$1,340.67
WESTGATE, JAMES J.; Midland Credit Management; 25-CV-0346; 02/18/25; \$1,700.08
YTURRINO, LIZA; Commonwealth of Pennsylvania Department of Revenue; 25-CV-0357; 02/18/25; \$3,533.34

Feb. 28

PUBLIC NOTICE

**NOTICE OF CONFIRMATION
OF FIDUCIARIES'
ACCOUNTS**

To all claimants, beneficiaries, heirs, next-of-kin and all other parties in interest:

NOTICE IS HEREBY GIVEN that the following named fiduciaries of the respective estates designated below have filed their Accounts and Statements of Proposed Distribution in the office of the Register of Wills in and for the County of Carbon, Pennsylvania, and the same will be presented to the Orphans' Court

Division, Courtroom No. 1, Carbon County Courthouse, Jim Thorpe, Pennsylvania, on the 21st day of March 2025 for confirmation. All objections must be filed in writing in the office of the Clerk of Orphans' Court Division, Court of Common Pleas, Jim Thorpe, Pennsylvania, prior to the foregoing stated date and time:

ESTATE; Fiduciary; Attorney EDWARD J. McELMOYLE a/k/a NED McEMOLYLE, Dec'd.; Rose E. Burkhardt and Mauch Chunk Trust, Co-Executor; James R. Nanovic, Esq.

BARBARA J. HOFFMAN a/k/a BARBARA HOFFMAN a/k/a BARBARA JEAN HOFFMAN, Dec'd.; Bonnie Kane, Executor; Susan M. Semak-Martinelli, Esq.

JEAN A. PAPAY

Register of Wills &
Clerk of Orphans' Court
Carbon County, PA

Feb. 28

**IN THE COURT OF
COMMON PLEAS
OF CARBON COUNTY,
PENNSYLVANIA
CIVIL DIVISION**

NO.: 24-CV-2322

ROCKET MORTGAGE, LLC
f/k/a QUICKEN LOANS, LLC
Plaintiff

v.

CARBON COUNTY LAW JOURNAL

ANDREW R. NELSON
Defendant(s)

NOTICE

NOTICE TO: Andrew R Nelson

You are hereby notified on that on October 24, 2024, Plaintiff, ROCKET MORTGAGE, LLC f/k/a QUICKEN LOANS, LLC filed a Complaint against you in the Court of Common Pleas of CARBON County, Pennsylvania, Docket No. 24-CV-2322, wherein Plaintiff seeks to enforce its rights under its loan documents.

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the Court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OF-

FICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

CARBON COUNTY BAR
ASSOCIATION
LAWYER REFERRAL
73 W. Broadway
Jim Thorpe, PA 18229
Telephone: (610) 379-4950
Fax: (610) 379-4952
BROCK & SCOTT, PLLC
Attorneys for Plaintiff
(844) 856-6646

Feb. 28

NOTICE

NOTICE IS HEREBY GIVEN that on the 30th day of December, 2024, the Petition of Selena Marie Kibler was filed in Carbon County Court of Common Pleas at No. 24-FC-2910, seeking to change the name of Petitioner from Selena Marie Kibler to Selena Marie Costello. The Court has fixed Thursday, March 13, 2025 at 9:00 A.M. in Courtroom 1 at the Carbon County Courthouse as the date for hearing of the Petition. All persons interested in the proposed change of name may appear and show cause, if any they have, why the prayer of the Petitioner should not be granted.

Feb. 28

**FICTITIOUS NAME
REGISTRATION**

Notice is given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on February 15, 2025 for:

COUNTRY LUXURY
at: 37 Markell Lane, Lehighton, PA 18235. The name and address of the individual interested in the business are Bradley B. Meinhart 37 Markell Lane, Lehighton, PA 18235. This was filed in accordance with 54 Pa. C.S. 311.

Feb. 28

**IN THE COURT OF
COMMON PLEAS OF
CARBON COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW**

NO. 24-CV-2480

RORY JOHN KING and
HERBERT C. FRYE
Plaintiffs

vs.

R. ALAN PREDMORE a/k/a
RODNEY ALAN PREDMORE
and VERONICA E.
PREDMORE and GREGORY
PREDMORE and each of their
Heirs, personal representatives,
executors, administrators,
successors and any other
person having or claiming to
have any right, title,

interest or claim to the real
properly described herein
through either defendant or in
their own right
Defendants

NOTICE

To: the above named Defendants, R. Alan Predmore a/k/a Rodney Alan Predmore, Veronica Predmore and Gregory Predmore
BY ORDER DATED February 10, 2025, the Court of Common Pleas entered an Order authorizing plaintiffs herein to serve their complaint upon you by publication.

TAKE NOTICE THAT THE plaintiffs, RORY JOHN KING and HERBERT C. FRYE, have filed an action on November 7, 2024 seeking to Quiet Title in themselves, as above captioned:

YOU HAVE BEEN SUED IN COURT. If you wish to defend the claims set forth in the following pages, you must take action within twenty (20) days after this Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defense or objections to the claims set forth against you.

You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by

the Court without further notice for any money claimed in the complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

—————
AVISO
—————

Le ban demandado a usted en la corte. Si usted quiere defenderse de estas demandas expuestas en las paginas siguientes, usted tiene veinte (20) dias de plazo al partir de la fecha de la demanda y la notificacion. Race falta ascentar una comparencia escrita o en persona o con un abogado y entregar a la corte en forma escrita sus defensas o sus objeciones a las demandas en contra de su persona/ sea avisado que si usted no se dafiende, la corte tomara medidas y puede continuar la demanda en contra suya sin previo aviso o notificacion. Ademas, la corte puede decidir a favor del demandante y requiere que usted cumpla con

todas las provisiones de esta demanda. Usted puede perder dinero o sus propiedades u otros derechos importantes para usted.

LLEVE ESTA DEMANDA A UN ABOGADO IMMEDIATAMENTE, SI NO TIENE ABOGADO OSI NO TIENE EL DINERO SUFICIENTE DE PAGAR TAL SERVCIO, VAYA EN PERSONA I LLAME POR TELEFONO A LA OFICINA CUYA DIRECCION SE ENCUENTRA ESCRITA ABAJO PARA AVERIGUAR DONDE SE PUEDE CONSEGUIR ASISTENCIA LEGAL.

North Penn Legal Services
101 West Broad Street
Suite 713
Hazleton PA, 18201
TELEPHONE: (877) 953-4250
FAX: (570) 455-3625

- or -

Carbon County
Lawyer Referral
73 W. Broadway
Jim Thorpe, PA 18229
Telephone: (610) 379-4950
Fax: (610) 379-4952

ROBERT T. YURCHAK,
ESQUIRE

Attorney for Plaintiffs
1 East Catawissa Street
Nesquehoning, PA 18240
(717) 669-6650

Feb. 28

CARBON COUNTY LAW JOURNAL

COMMON PLEAS OF CARBON COUNTY
SHERIFF'S SALE OF VALUABLE REAL ESTATE
Sheriff's Office, Courthouse Building, Jim Thorpe, PA

SHERIFF'S NOTICE: The Sheriff shall not be liable for loss or damage to the premises sold resulting from any cause whatsoever and makes no representation or warranty regarding the condition of the premises.

Notice is hereby given and directed to all parties in interest and claimants that a Schedule of Distribution will be filed by the Sheriff on March 24, 2025 and that distribution will be made in accordance with that Schedule unless exceptions are filed thereto within ten (10) days thereafter.

DANIEL ZEIGLER
Sheriff, County of Carbon
www.carboncountysheriff.com
Feb. 21, 28; Mar. 7

Sale of the real estate shall be held on Wednesday, March 12, 2025 at 10:00 a.m. online at www.bid4assets.com.

SALE #1

Writ of Execution No.: 24-CV-1257.

Property Address: 485 Watson Park Blvd., Leighton PA 18235.

Location: Franklin Township.

Improvements: Residential dwelling.

Defendants: Kyler Blevins, a/k/a Kyler C. Blevins & Trisha Blevins a/k/a Trisha M. Blevins.

SALE #2

Writ of Execution No.: 21-2920.

Property Address: 400 W. Coal Street, Nesquehoning, PA 18240.

Location: Borough of Nesquehoning.

Improvements: Single family.
Defendant: John Peter Bobita.

SALE #3

Writ of Execution No.: 23-CV-2124.

Property Address: 605 E. Bertsch Street, Lansford, PA 18232.

Location: Borough of Lansford.

Improvements: Single family.
Defendant: Edward A. Christman.

SALE #4

Writ of Execution No.: 24-CV-1857.

Property Address: 612 Old Stage Road n/k/a 516 Old Stage Road, Albrightsville, PA 18210.

Location: Penn Forest Township.

Improvements: Residential dwelling.

Defendants: Charles A.J. Halpin, III, Esquire, Personal Representative of the Estate of Judith Martin a/k/a Judith E. Martin.

SALE #5

Writ of Execution No.: 24-CV-1497.

Property Address: 240 Avenue A, Palmerton, PA 18071.

Location: Borough of Palmerton.

Improvements: Residential dwelling.

Defendant: Christina Hartman.

SALE #6

Writ of Execution No.: 24-CV-1829.

Property Address: 256 E. Kline Avenue, Lansford, PA 18232.

Location: Borough of Lansford.

Improvements: Residential dwelling.

Defendant: Ashley B. Hix.

SALE #7

Writ of Execution No.: 22-2099.

Property Address: 130 Bridge Street, Lehighton, PA 18235.

Location: Borough of Lehighton.

Improvements: Single family.

Defendant: Donna Marie Kunkle.

SALE #8

Writ of Execution No.: 23-CV-1161.

Property Address: 306 Bridge Street, Lehighton, PA 18235.

Location: Borough of Lehighton.

Improvements: Residential dwelling.

Defendants: Edward C. Kunkle & Christine Kunkle.

SALE #9

Writ of Execution No.: 22-1545.

Property Address: 426 E. Patterson Street, Lansford, PA 18232.

Location: Borough of Lansford.

Improvements: Single family.

Defendants: Thomas Lutz & Patricia Ann Lutz.

SALE #10

Writ of Execution No.: 24-CV-2383.

Property Address: 74 Third Avenue, Lehighton, PA 18235.

Location: Borough of Lehighton.

Improvements: Single family.

Defendant: Zachery R. Major.

SALE #11

Writ of Execution No: 24-CV-2623.

Property Address: 178 Pinoak Road, Lehighton, PA 18235.

Location: Township of East Penn.

CARBON COUNTY LAW JOURNAL

Improvements: Residential dwelling.

Defendants: Greg Rehrig a/k/a Greg T. Rehrig & Kelly S. Rehrig a/k/a Kelly S. Bonetsky.

SALE #12

Writ of Execution No.: 22-2486.

Property Address: 13 Poplar Drive, Albrightsville, PA 18210.

Location: Township of Penn Forest.

Improvements: Single family.

Defendants: Paul J. Sharp a/k/a Paul Joseph Sharp & Deanna Sharp a/k/a Deanna M. Sharp.

SALE #13

Writ of Execution No.: 21-1702

Property Address: 5 W. Lehigh Street, Summit Hill, PA 18250.

Location: Borough of Summit Hill.

Improvements: Single family.

Defendant: Carol Ann Terry.

SALE #14

Writ of Execution No.: 22-1746.

Property Address: 354-356 W. Abbott Street, Lansford, PA 18232.

Location: Borough of Lansford.

Improvements: Single family.

Defendant: Web Web, L.L.C.

DEEDS

The name of the grantor appears first, followed by name of

grantee, location of premises, amount of consideration, and date of recording.

SWIFT, BRIAN, Raghu, Arunkumar, Penn For., \$402,000.00, 05/08/24

WEBERT, BEVERLY, Webert, Beverly O., Kidder, \$1.00, 05/08/24

SHERIFF OF CARBON COUNTY, Federal Home Loan Mort. Corp., Penn For., \$1.00, 05/08/24

MRS. ZIGS PROPERTIES LLC, Kemmak Properties LLC, Weisspt., \$260,000.00, 05/08/24

DRESCHNIOL, RYAN, Keepitkleaninvestments LLC, Lansfd., \$1.00, 05/08/24

DRESCHNIOL, RYAN, Keepitkleaninvestments LLC, Lansfd., \$1.00, 05/08/24

SHERIFF OF CARBON COUNTY, IDO Property Management LLC, Penn For., \$245,-339.00, 05/08/24

SLACK, KYLE, Scarl, Zackery, Penn For., \$235,000.00, 05/08/24

GEHRINGER REALTY INC., Keepitkleaninvestments LLC, Lansfd., \$130,000.00, 05/09/24

OLSEN, THOMAS E., III, Knuteson, William Gary, Tow. Twp., \$250,000.00, 05/09/24

TOOKES, OLIVER T., Todd, Blair, Penn For., \$1.00, 05/09/24

MANUS, RAYMOND P., Reilly, Courtney Rose, Penn For., \$4,000.00, 05/09/24